

42-111

68896312

WARRANTY DEED

012377

NO TRANSFER

TAX PAID

KNOW ALL MEN BY THESE PRESENTS, that **Rita M. Stuart**, of Waterville, County of Kennebec and State of Maine in consideration of one dollar and other valuable consideration paid by **Michael J. Stuart**, of Scarborough, County of Cumberland and State of Maine the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said Michael J. Stuart, his heirs and assigns forever, a certain lot or parcel of land located in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

A certain lot or parcel of land, situate in said Waterville, and being Lot No. twenty-eight (28) and the westerly one-half of Lot No. twenty-seven (27) on Plan of Rosemar Park, made for L.N. Violette Co., Inc., February, 1949, recorded in the Kennebec County Registry of Deeds to which Plan reference is hereby made for a more particular description.

This conveyance is made upon the express conditions and subject to the following restrictions:

1. That no buildings, or any part of a building, including porches, shall ever be erected, or allowed to stand upon said lot within twenty-five (25) feet of Violette Avenue or within five (5) feet of the east or west boundary line;
2. That no residences for more than two families will be built thereon;
3. That no trade or business will be carried on thereon;
4. That the lot will not be used for the storage of any new or second-hand goods, automobiles, machines, junk or salvage material of any kind;
5. That no separate garage shall be built thereon larger than twenty (20) by twenty (20) feet, two (2) car, and that the front of said garage shall not be nearer to Violette Avenue than thirty-five (35) feet;
6. That no dwelling house costing less than Six Thousand Dollars (\$6,000.00) shall be built thereon.

MEANING AND INTENDING to convey the same premises as conveyed to Philip R. Stuart and Rita M. Stuart from Marie Roseaimée Quirion Poulin by Warranty Deed dated July 27, 1966 and recorded in the Kennebec County Registry of Deeds in Book 1423, Page 486. The said Philip R. Stuart having died on December 20, 1975. Also being the same premises as described in a Certificate of Discharge of Inheritance Tax Lien dated March 19, 1976 and recorded in the Kennebec County Registry of Deeds in Book 1891, Page 329.

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Excepting and reserving however, for the benefit of the Grantor herein, the right to use and occupy the said real estate during the remaining years of her lifetime, this being the reservation of life estate. During such period of life use, the said Grantor will pay the real estate taxes as assessed against the premises, the cost of fire or homeowners insurance coverage and the expense of utilities and heating the dwelling house. The Grantor shall be responsible for the cost of repairs and ordinary maintenance.

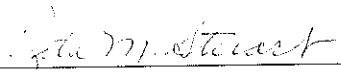
TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Michael J. Stuart, his heirs and assigns, to them and their use and behoof forever.

AND I do covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Michael J. Stuart, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said **Rita M. Stuart** have hereunto set my hand and seal this 25th day of April, 2002.

Signed, Sealed and Delivered
in presence of





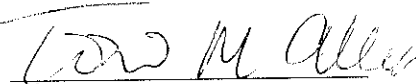
Rita M. Stuart

STATE OF MAINE
Kennebec, ss.

April 25, 2002

Personally appeared the above named **Rita M. Stuart** and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public/Attorney at Law

Toni M. Allen
Notary Public, Maine
My Commission Expires June 16, 2008
Printed Name

RECEIVED KENNEBEC SS.

2002 APR 29 AM 9:00

ATTEST: 
REGISTER OF DEEDS